



Walpole Fire Department *Emergency Services*

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To: Board of Appeals
From: Paul C. Barry, Deputy Fire Chief
Date: February 22, 2021
RE: Diamond Hill Estates, Dupee Street
February 2021 submissions

The following comments are provided by the Walpole Fire Department (WFD) regarding the February 2021 submissions for the proposed Dupee Street 40B Project.

1. The proposed cul-de-sac appears to be too small in diameter; tire encroachment on the curb is required at multiple locations. This does not take into account any snowbanks, which will greatly reduce the turning radius. The clarity of the provided turning radius documents makes it very difficult to evaluate the path of travel properly.
2. The analysis appears to show more than the centerline's encroachment but rather a requirement to straddle the centerline to make the right turn into Dupee Street. This is prohibited per 527 CMR 1. 18.2.3.4.8 Travel in the Opposing Lane states, the use of the opposite travel lane is prohibited in the design of all new fire apparatus access roads. This is a dangerous situation that should be re-evaluated prior to adding additional structures to the response area.
3. The applicant's documents state one utility pole will need to be relocated to improve the Dupee Street intersection with High Plain Street. Relocating telephone poles can be a lengthy process. If the project is approved, we recommend that the Dupee Street and High Plain Street intersection improvement be required and completed before permits are issued for the structures.
4. We have concerns with the project name Diamond Hill Estate; the Town already has a Diamond Street and a Diamond Pond Terrace, the common name has the potential for confusion during an emergency response with existing roadways. We request an alternative site name be required.

5. We support and prefer the water main to be looped.
6. We support the proposed hydrant locations.
7. A minimum of a binder roadway surface will be required on the roadway surfaces prior to residential construction permits being issued.
8. All water mains and fire hydrants shall be in service prior to residential construction permits being issued.
9. Tree plantings must consider growth over the roadway to prevent damage and impede fire apparatus.
10. The proposed roadway does not provide sufficient width (20 feet) to allow for on-street parking and compliance with 527 CMR 1. Parking restrictions for the roadway shall be mandated with signs posted and roadway markings.
 - a. 527 CMR 1 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet (6.1 m).
 - b. 527 CMR 1 18.2.4.1.1 The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.
 - c. 527 CMR 1 18.2.4.1.2 Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times.
 - d. 527 CMR 1 18.2.3.5.1 Where required by the AHJ, approved signs, approved roadway surface markings, or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof or both.

If there are any questions or concerns, please do hesitate to contact me.